# Appendix C: Water and Sewer Capacity Impacts

**Prepared by the City of Milpitas**

# PROPOSED MILPITAS TRANSIT AREA SPECIFIC PLAN

# DRAFT WATER AND SEWER IMPACTS

As of April 11, 2006

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**TRANSIT AREA DRAFT WATER AND SEWER SPECIFIC PLAN IMPACTS**
As of April 11, 2006

**EXECUTIVE SUMMARY.** This evaluation provides a water and sewer needs assessment based upon preliminary planning densities for the Specific Plan as provided by Leslie Gould of Dyett and Bhatia in an email dated February 22, 2006 (see Attachments 1 and 2). The purpose of the evaluation is to determine the order-of-magnitude of additional water demands and sewage generated due to the proposed Specific Plan, as compared to the 2002 Water Master Plan and August 2004 Sewer Master Plan Update.

*Introduction :* The Milpitas Transit Area Specific Plan (Specific Plan) is a proposed General Plan amendment that would alter land use designations and allow for higher development densities within the planning area (see attachment 5) under buildout conditions. The City of Milpitas Water and Sewer Master Plans (Master Plans) projected buildout water demand and sewage generation based upon parcel size, General Plan land use designation and corresponding flow factors established by the Master Plans. Therefore, any change in land use designation or development density may result in a net increase in buildout sewage generation and potable water demand.

*Findings:* Assuming development occurs at the Revised Preferred Plan Reasonable Worst Case Scenario, ***the Specific Plan will result in a 1.01 million gallons per day (mgd) net increase in sewage generation and 0.90 mgd net increase in water demand.***

**TRANSIT PLAN PREMISES**. Dyett and Bhatia, a City consultant that assisted in the development of Transit Area Concept Plan, provided development densities under two scenarios, the Revised Preferred Plan and the Preferred Alternative Plan. "High" and "Low" range development densities were provided for both scenarios as shown in Attachment 1 and 2. A detailed break out of development densities by land use and planning sub-area are provided in tables 6 and 7. The development densities provided represent the range of gross square foot floor area or number of dwelling units that will be added as a result of this plan. The numbers include only those parcels within the planning area with buildout land use or allowed development densities altered by the proposed Specific Plan. Parcels within the planning area that will remain consistent with the Water and Sewer Master Plans are not included in these numbers. Unaffected parcels located within the planning area are identified in Attachment 5.

The determination of sewage generation and water demands were based upon reasonable flow factors obtained from the City's 2002 Water Master Plan and 2004 Sewer Master Plan Update. Mixed Use flow factors consist of a proportional blend of contributions from each type of use assuming 60% residential, 35% office and 5% retail. Finally, the Specific Plan includes the following premises:

- **Gross Acreage.** Gross Acreage is used to calculate the actual allowable number of residential units and commercial square footage (based on allowable densities applied to the gross area). Gross Area is defined as the sum of:
    - ***Existing Developed Areas:*** Area from property line to property line (rather than to the middle of the street as previously defined). Acreage does not include previously dedicated roads, parks, schools, and other ROWs.
    - ***Undeveloped Areas****:* Area of undeveloped property including any areas that will be dedicated for roads, schools, and other ROWs.
- **Density Bonus.** Residential estimates may include an affordable housing allocation of up to 20%. The Revised Preferred Plan estimates include a 25% density bonus (both residential and non-residential) for parcels within the Transit Density Overlay zone. Maximum allowable densities used in this evaluation include density bonuses.
- **Mixed Use Area**. Mixed use areas consist of a blend of residential and commercial properties. Mixed use parcels are assumed to be developed at 60% residential, 35% Office and 5% Retail.
- **Great Mall/Montague Sub-Area Retail Requirements.** In the Great Mall/Montague sub-area, retail square footage is assumed to equal 20% of total residential square footage. It assumes an average residence size of 1000 square feet.
- **Reasonable Worst Case Scenario (RWCS)**: This scenario represents the anticipated buildout densities for planning purposes. RWCS is calculated as the midpoint of the "High" and "Low" range buildout development densities. The scenario represents what may be reasonably expected since development will not occur to the maximum extent. It is further assumed that 90% of "development opportunity" will occur within the 20-year planning horizon. Therefore, the development density under the Reasonable worst case scenario is calculated as follows:

$$RWCS = \{ [(High) + (Low)] / 2\} * .9$$

**EVALUATION DISCUSSION**. This evaluation consists of determining the additional sewage generation and water demand above that already identified in the City's 2002 Water and 2004 Sewer Master Plans. The evaluation consists of determining the following:

1. *Master Plan Water Demand and Sewage Generation:* Determine buildout water demand and sewage generation assigned to parcels within the planning area by the existing Master Plans.
2. *Existing Parcels in Planning Area with No Changes.* Identify parcels within the Specific Plan for which land use remains consistent with the Water and Sewer Master Plans. (Attachment 5)
3. *Specific Plan Water Demand and Sewage Generation.* Determine water demand and sewage generation due to the proposed Specific Plan development densities described in Attachments 2 and 3 including parcels identified in Step 2, by multiplying number of units and/or sq. ft. by categorical flow factors identified in the Master Plans.

4. *Increase in Water Demand and Sewage Generation above Master Plans.* Determine the increase in water demand and sewage generation by subtracting the Master Plan quantities (Step 1) from the Specific Plan quantities (Step 3).

*1. Master Plan Water Demand and Sewage Generation.* Using GIS data provided in the Master Plans, we are able to isolate the planning area and sum total weekday and weekend sewage generation as well as total water demand. Master Plan demands under buildout conditions are summarized in Table 1. These flows represents the baseline prior to any changes proposed in the Specific Plan and are used to compare against increases associated with the Specific Plan. **The "baseline flows" are 1.2 mgd for sewage generation, and 1.55 mgd for water demand.**

*2. Existing Parcels in Planning Area with No Changes.* Several Parcels within the Planning Area remain consistent with the Milpitas Water and Sewer Master Plans (See Attachment 5). Such parcels include the Great Mall and surrounding retail parcels, industrial parcels along Lundy, as well as the Crossings at Montague residential development and adjacent retail. The water demand and sewer generation rates assigned to these parcels in the Master Plans were calculated (see table 2) resulting in a total **sewage generation of 0.32 mgd weekend and 0.33 mgd weekday and a total water demand of 0.40 mgd.** This is considered to be the "Base Flow" and "Base Demand" retained within the project area and is included as a component of the Proposed Specific Plan totals.

*3. Proposed Specific Plan Water Demand and Sewage Generation.* Tables 1-S through 8-S provide data used to calculate the sewage generation associated with the Specific Plan under various scenarios. Table 1-S summarizes development densities as provided by Dyett & Bhatia, Table 2-S lists categorical flow factors as identified in the Sewer Master Plan. Tables 3-S through 8-S show the calculations for weekend and weekday sewer flows by land use category under various buildout scenarios based on information provided in tables 1-S and 2-. For example, for the Preferred Alternative Plan Reasonable Worst Case Scenario, the Very High Density Residential flow factor of 2.7 resident per dwelling unit and 90 gallons per capita per day (gpd) average sewage generation (or 243 gpd) from the City 2004 Master Plan was applied to the 1,679 dwelling units (Table 1-S) to result in an estimated sewage generation of 407,997 gallons per day (Table 7-S). Water Demands were calculated in a similar fashion and are shown in Tables 1-W through 5-W.

*4. Increase in Water Demand and Sewage Generation Above Master Plans***:** Tables 3, 4 and 5 summarizes total sewage generation and water demands due to the proposed Specific Plan. Table 3 summarizes sewage generation under weekend conditions whereas Table 3 summarizes sewage generation under weekday conditions; Table 3 controls since more sewage is generated during the weekend than during a typical weekday. Table 5 summarizes water demand due to the proposed Specific Plan.

Assuming Development will occur at the Reasonable Worst Case Scenario of the Revised Preferred Plan, the specific plan will generate 2.20 mgd of sewage (Table 3) and a water demand of 2.45 mgd (Table 5). **Under the Revised Preferred Plan Reasonable Worst Case Scenario,**

**the net increase over the existing Master Plan projections are 1.01 mgd (2.20 mgd - 1.19 mgd) for sewage generation and 0.90 mgd (2.46 mgd - 1.556 mgd) for water demand at buildout**. Under the Preferred Alternative Plan Reasonable Worst Case Scenario the net increase over existing Master Plan projections are .62 mgd for sewage generation and .51 mgd for water.

The range of possible sewage generation increase is between 0.76 mgd and 1.59 mgd under the Revised Preferred Plan scenario and 0.50 to 1.0 mgd under the Preferred Alternative Plan Scenario. The range of possible water demand increase is between 0.72 and 1.50 mgd under the Revised Preferred Plan scenario, and .45 to .91 mgd under the Preferred Alternative Plan scenario.

| | Code | 2002 WUF (gpd/ksf) | 2002 WUF (gpd/acre | 2002 BWF weekday | 2002 BWF weekend | FAR | | |
|---|---|---|---|---|---|---|---|---|
| Gen Commercial | CMRL | 120 | 2400 | 1000 | 1000 | 0.5 | 110.1928 | 45.91368 |
| Public/Semi Public | CVC | | 1000 | 500 | 500 | 0.5 | 45.91368 | 22.95684 |
| Manufacturing | IND | 100 | 2000 | 1000 | 600 | 0.5 | 91.82736 | 45.91368 |
| Industrial Park | INDP | 50 | 1250 | 1000 | 400 | 0.4 | 71.74013 | 57.3921 |
| Parks/Recreation | PRKL | | 1300 | 0 | 0 | | | |
| Professional Admin | PAO | 160 | 3200 | 1000 | 1000 | 0.5 | 146.9238 | 45.91368 |
| Retail Sub Center | RSC | 150 | 4290 | 1000 | 1000 | 0.35 | 281.3853 | 65.59097 |
| | | | | | | | | |
| MXD | | | 10890 | 1500 | 1500 | 0.75 | 333.3333 | 45.91368 |
| MXD TOD | | | 14520 | 2000 | 2000 | 1 | 333.3333 | 45.91368 |
| CMRL-OO | | | 7200 | 3000 | 3000 | 1.5 | 110.1928 | 45.91368 |

gpd/ksf calculated by (gpd/acre)*(1acre/43560 sq ft)*(1/FAR)

| | Code | 2002 WUF (gpd/ksf) | 2002 WUF (gpd/acre | 2002 BWF weekday | 2002 BWF weekend | FAR | Ratio of waste water to potable water |
|---|---|---|---|---|---|---|---|
| Gen Commercial | | | 110 | 46 | 46 | | 2.4 |
| Public/Semi Public | | | 46 | 23 | 23 | | 2 |
| Manufacturing | | | 92 | 46 | 28 | | 2 |
| Industrial Park | | | 57 | 46 | 18 | | 1.25 |
| Parks/Recreation | | | 60 | | | | |
| Professional Admin | | | 147 | 46 | 46 | | 3.2 |
| Retail Sub Center | | | 197 | 46 | 46 | | 4.29 |
| | | | | | | | |
| MXD | | | 500 | 69 | 69 | | |
| MXD TOD | | | 667 | 92 | 92 | | |
| CMRL-OO | | | 331 | 138 | 138 | | |

gpd/hsf calculated by (gpd/acre)*(FAR/10)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Gen Commercial | | | 120 | 50 | 50 | | |
| Public/Semi Public | | | 50 | 25 | 25 | | |
| Manufacturing | | | 100 | 50 | 30 | | |
| Industrial Park | | | 50 | 40 | 16 | | |
| Parks/Recreation | | | 0 | 0 | 0 | | |
| Professional Admin | | | 160 | 50 | 50 | | |
| Retail Sub Center | | | 150.15 | 35 | 35 | | |
| | | | 0 | 0 | 0 | | |
| MXD | | | 816.75 | 112.5 | 112.5 | | |
| MXD TOD | | | 1452 | 200 | 200 | | |
| CMRL-OO | | | 1080 | 450 | 450 | | |

# TOD SEWER IMPACT SUMMARY
# Revised Draft Preferred Plan*

**Table 1 - Water and Sewer Master Plan Buildout (a) Water Demand and Sewage Flows (gpd)**

| Land Use | Water | Sewer-Weekend | Sewer - Weekday | Remarks |
|---|---|---|---|---|
| MFVH-TOD | 966,071 | 966,072 | 912,401 | |
| HOTEL | 30,510 | 29,700 | 29,700 | |
| PAO | 13,792 | 4,310 | 4,310 | Professional/Administrative Offices |
| SCHL | 0 | 0 | 0 | School, no water demand nor sewer flow were assigned to this parcel in the area. |
| LWU | 91,051 | 67,338 | 67,338 | Large Water User/Discharger |
| RSC | 16,903 | 3,940 | 3,940 | Retail Sub-center |
| CMRL | 22,944 | 9,560 | 9,560 | General Commercial |
| IND-TOD | 229,939 | 47,268 | 78,780 | Manufacturing/Warehousing TOD |
| IND | 184,622 | 59,004 | 98,340 | Industrial Manufacturing/Warehousing |
| Total | **1,555,832** | **1,187,192** | **1,204,369** | |

(a) 2018 Buildout using models;
planning area is about 440 gross acres (per V. Woo using MRSid, 3/1/05)

**Table 2 - Baseline Water Demand and Sewage Flow Retained within Project Area (Parcels with land use consistent with Master Plans)**

| Land Use | Water | Sewer-Weekend | Sewer - Weekday | Remarks |
|---|---|---|---|---|
| MFVH-TOD | 218,117 | 205,999 | 205,999 | |
| HOTEL | 30,510 | 29,700 | 29,700 | |
| PAO | 9,600 | 3,000 | 3,000 | Professional/Administrative Offices |
| SCHL | 0 | 0 | 0 | School, no water demand nor sewer flow |
| LWU | 91,051 | 67,338 | 67,338 | Large Water User/Discharger |
| RSC | 11,070 | 2,000 | 2,000 | Retail Sub-center |
| CMRL | 26,792 | 11,740 | 11,740 | General Commercial |
| IND-TOD | 9,488 | 3,558 | 5,930 | Manufacturing/Warehousing TOD |
| IND | 5,540 | 1,662 | 2,770 | Industrial Manufacturing/Warehousing |
| **Subtotal** | **402,168** | **324,997** | **328,477** | |

**Table 3 - WeekendChange in Sewage Flows (mgd)**

| | | Revised Preferred Plan | Preferred Alternative Plan | Comments |
|---|---|---|---|---|
| TOD Demand | high | 2.78 | 2.19 | See Table 3-S and 6-S |
| | low | 2.03 | 1.75 | See Table 4-S and 7-S |
| | rwcs** | 2.20 | 1.81 | See Table 5-S and 8-S |
| 2004 Master Plan | | 1.19 | 1.19 | See Table 1, Weekend |
| Net Increase | **high** | **1.59** | **1.00** | |
| | **low** | **0.84** | **0.56** | |
| | **rwcs**** | **1.01** | **0.62** | |

* Development densities provided by Dyett and Bhatia March 3, 2006
** RWCS = Reasonable Worst Case Scenario. Assumes development will occure at 90% of high low midpoint.

# TOD SEWER IMPACT SUMMARY
# Revised Draft Preferred Plan*

**Table 4 - Weekday Change in Sewage Flows (mgd)**

| | | Revised Preferred Plan | Preferred Alternative Plan | Comments |
|---|---|---|---|---|
| TOD Demand | high | 2.68 | 2.12 | See Table 3-S and 6-S |
| | low | 1.96 | 1.70 | See Table 4-S and 7-S |
| | rwcs** | 2.12 | 1.75 | See Table 5-S and 8-S |
| 2004 Master Plan | | 1.20 | 1.20 | See Table 1, Weekday |
| | **high** | **1.48** | **0.92** | |
| | **low** | **0.76** | **0.50** | |
| Net Increase | **rwcs**** | **0.92** | **0.55** | |

**Table 5 -Change in Water Demand (mgd)**

| | | Revised Preferred Plan | Preferred Alternative Plan | Comments |
|---|---|---|---|---|
| TOD | high | 3.06 | 2.47 | See Table 3-W |
| | low | 2.28 | 2.01 | See Table 4-W |
| | rwcs** | 2.46 | 2.07 | See Table 5-W |
| 2004 Master Plan | | 1.56 | 1.56 | See Table 1, Weekend |
| | **high** | **1.50** | **0.91** | |
| | **low** | **0.72** | **0.45** | |
| Net Increase | **rwcs**** | **0.90** | **0.51** | |

* Development densities provided by Dyett and Bhatia March 3, 2006

** RWCS = Reasonable Worst Case Scenario. Assumes development will occure at 90% of high low midpoint.

Table 5
Milpitas Transit Area Specific Plan
Proposed Development Densities - March 2006
Preferred Alternative Plan

| | | | Preferred Alternative Plan Gross Sq. Ft. High Estimate | | | 3/1/2006 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Bart Station Area | Great Mall/Montague | Great Mall/Retail | Montague Trade Zone | Piper/Montague | TOTAL |
| | | Low | 504 | 0 | 0 | 693 | 431 | 1,628 |
| | | High | 651 | 0 | 0 | 895 | 557 | 2,103 |
| Very High Density Transit Oriented | | rwcs | 520 | 0 | 0 | 715 | 445 | 1,679 |
| | | Low | 0 | 0 | 0 | 0 | 0 | 0 |
| Very High Density Transit Oriented with Transit | | High | 0 | 0 | 0 | 0 | 0 | 0 |
| Density Overlay | | rwcs | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Low | 0 | 0 | 1,218 | 590 | 425 | 2,233 |
| | | High | 0 | 0 | 1,572 | 761 | 548 | 2,881 |
| High Density Transit Oriented Residential | | rwcs | 0 | 0 | 1,256 | 608 | 438 | 2,301 |
| | | low | 0 | 0 | 490 | 0 | 213 | 703 |
| | | High | 0 | 0 | 700 | 0 | 304 | 1,004 |
| Medium Density Residential | | rwcs | 0 | 0 | 536 | 0 | 233 | 768 |
| | | Low | 119,715 | 0 | 185,681 | 292,459 | 80,130 | 677,985 |
| | | High | 179,573 | 0 | 278,521 | 438,688 | 120,195 | 1,016,977 |
| | Office | rwcs | 134,680 | 0 | 208,891 | 329,016 | 90,146 | 762,733 |
| | | Low | 5,986 | 0 | 9,284 | 14,623 | 4,006 | 33,899 |
| BLVD Very High Density Mixed Use Non - | | High | 5,986 | 0 | 9,284 | 14,623 | 4,006 | 33,899 |
| Residential | Retail | rwcs | 5,387 | 0 | 8,356 | 13,161 | 3,605 | 30,509 |
| | | Low | 0 | 0 | 0 | 0 | 0 | 0 |
| | | High | 0 | 0 | 0 | 0 | 0 | 0 |
| | Office | rwcs | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Low | | 0 | 0 | 0 | 0 | 0 |
| BLVD Very High Density Mixed Use Non - | | high | | 0 | 0 | 0 | 0 | 0 |
| Residential with Transit Density Overlay | Retail | rwcs | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Low | 146 | 0 | 227 | 357 | 98 | 828 |
| | | High | 188 | 0 | 292 | 460 | 126 | 1,066 |
| BLVD Very High Density Mixed Use Residential | | rwcs | 150 | 0 | 234 | 368 | 101 | 852 |
| | | Low | 0 | 0 | 0 | 0 | 0 | 0 |
| BLVD Very High Density Mixed Use Residential | | High | 0 | 0 | 0 | 0 | 0 | 0 |
| with Transit Density Overlay | | rwcs | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Low | | | 175000 | | | 175,000 |
| | | High | 0 | 0 | 215000 | 0 | 0 | 215,000 |
| Hotel | | rwcs | 0 | 0 | 175,500 | 0 | 0 | 175,500 |
| | | Low | 0 | 0 | 341,672 | 0 | 0 | 341,672 |
| | | High | 0 | 0 | 454,416 | 0 | 0 | 454,416 |
| High TOR Retail Requirement | | rwcs | 0 | 0 | 358,240 | 0 | 0 | 358,240 |
| | | Low | 5,000 | 0 | 0 | 5,000 | 5,000 | 15,000 |
| | | High | 10,000 | 0 | 0 | 10,000 | 10,000 | 30,000 |
| Required Local Serving Retail | | rwcs | 6,750 | 0 | 0 | 6,750 | 6,750 | 20,250 |
| | | Low | 0 | 38,954 | 0 | 29,709 | 0 | 68,663 |
| | | High | 0 | 38,954 | 0 | 29,709 | 0 | 68,663 |
| Retail | | rwcs | 0 | 35,059 | 0 | 26,738 | 0 | 61,797 |

Table 5
Milpitas Transit Area Specific Plan
Proposed Development Densities - March 2006
Preferred Alternative Plan

| | | | Preferred Alternative Plan Gross Sq. Ft. High Estimate | | | 3/1/2006 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Bart Station Area | Great Mall/Montague | Great Mall/Retail | Montague Trade Zone | Piper/Montague | TOTAL |
| | | Low | | | | | | 0 |
| | | High | | | | | | 0 |
| Light Industrial | | rwcs | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Low | | | | | | 731 |
| | | High | | | | | | 731 |
| Schools | | rwcs | 0 | 0 | 0 | 0 | 0 | 731 |
| | | Low | 650 | 0 | 1,935 | 1,640 | 1,167 | 5,392 |
| | | High | 839 | 0 | 2,564 | 2,116 | 1,535 | 7,054 |
| Total Res. Units | | rwcs | 670 | 0 | 2,025 | 1,690 | 1,216 | 5,601 |
| | | Low | 130,701 | 38,954 | 711,637 | 341,791 | 89,136 | 1,312,219 |
| | | High | 195,559 | 38,954 | 957,221 | 493,020 | 134,201 | 1,818,955 |
| Total Non Res sf | | rwcs | 146,817 | 35,059 | 750,986 | 375,665 | 100,502 | 1,409,028 |
| Parks/Plazas | | | 114,563 | 596,336 | | 359,806 | 182,516 | 1,253,221 |
| Landscaped areas | | | 266,587 | 491,357 | | 193,842 | 269,636 | 1,221,422 |
| | | | | | | | | |

Table 6
Milpitas Transit Area Specific Plan
Proposed Development Densities - March 2006
Revised Preferred Plan

| | | | Preferred Alternative Plan Gross Sq. Ft. High Estimate | | | 3/1/2006 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Bart Station Area | Great Mall/Montague | Great Mall/Retail | Montague Trade Zone | Piper/Montague | TOTAL |
| | | Low | 416 | 0 | 0 | 355 | 571 | 1,342 |
| | | High | 609 | 0 | 0 | 520 | 835 | 1,964 |
| Very High Density Transit Oriented | | rwcs | 461 | 0 | 0 | 394 | 633 | 1,488 |
| | | Low | 251 | 0 | 0 | 563 | 0 | 814 |
| Very High Density Transit Oriented with Transit | | High | 458 | 0 | 0 | 1,028 | 0 | 1,486 |
| Density Overlay | | rwcs | 319 | 0 | 0 | 716 | 0 | 1,035 |
| | | Low | 0 | 0 | 1,941 | 590 | 739 | 3,270 |
| | | High | 0 | 0 | 2,506 | 761 | 953 | 4,220 |
| High Density Transit Oriented Residential | | rwcs | 0 | 0 | 2,001 | 608 | 761 | 3,371 |
| | | low | 0 | 0 | 0 | 0 | 0 | 0 |
| | | High | 0 | 0 | 0 | 0 | 0 | 0 |
| Medium Density Residential | | rwcs | 0 | 0 | 0 | 0 | 0 | 0 |
| | Office | Low | 0 | 0 | 185,681 | 192,391 | 0 | 378,072 |
| | | High | 0 | 0 | 278,521 | 288,586 | 0 | 567,107 |
| | | rwcs | 0 | 0 | 208,891 | 216,440 | 0 | 425,331 |
| | Retail | Low | 0 | 0 | 9,284 | 9,620 | 0 | 18,904 |
| BLVD Very High Density Mixed Use Non | | High | 0 | 0 | 9,284 | 9,620 | 0 | 18,904 |
| Residential | | rwcs | 0 | 0 | 8,356 | 8,658 | 0 | 17,014 |
| | Office | Low | 119,715 | 0 | 0 | 100,068 | 80,130 | 299,913 |
| | | High | 224,466 | 0 | 0 | 187,628 | 150,243 | 562,337 |
| | | rwcs | 154,881 | 0 | 0 | 129,463 | 103,668 | 388,013 |
| | Retail | Low | 5,986 | 0 | 0 | 5,003 | 4,006 | 14,995 |
| BLVD Very High Density Mixed Use Non | | high | 7,482 | 0 | 0 | 6,254 | 5,008 | 18,744 |
| Residential with Transit Density Overlay | | rwcs | 6,061 | 0 | 0 | 5,066 | 4,056 | 15,183 |
| | | Low | 0 | 0 | 300 | 310 | 0 | 610 |
| | | High | 0 | 0 | 438 | 455 | 0 | 893 |
| BLVD Very High Density Mixed Use Residential | | rwcs | 0 | 0 | 332 | 344 | 0 | 676 |
| | | Low | 193 | 0 | 0 | 161 | 129 | 483 |
| BLVD Very High Density Mixed Use Residential | | High | 353 | 0 | 0 | 295 | 237 | 885 |
| with Transit Density Overlay | | rwcs | 246 | 0 | 0 | 205 | 165 | 616 |
| | | Low | 0 | 0 | 175000 | 0 | 0 | 175,000 |
| | | High | 0 | 0 | 215000 | 0 | 0 | 215,000 |
| Hotel | | rwcs | 0 | 0 | 175,500 | 0 | 0 | 175,500 |
| | | Low | 0 | 0 | 388,340 | 0 | 0 | 388,340 |
| | | High | 0 | 0 | 501,083 | 0 | 0 | 501,083 |
| High TOR Retail Requirement | | rwcs | 0 | 0 | 400,240 | 0 | 0 | 400,240 |
| | | Low | 5,000 | 0 | 0 | 5,000 | 5,000 | 15,000 |
| | | High | 10,000 | 0 | 0 | 10,000 | 10,000 | 30,000 |
| Required Local Serving Retail | | rwcs | 6,750 | 0 | 0 | 6,750 | 6,750 | 20,250 |
| | | Low | 0 | 38,954 | 0 | 29,709 | 0 | 68,663 |
| | | High | 0 | 38,954 | 0 | 29,709 | 0 | 68,663 |
| Retail | | rwcs | 0 | 35,059 | 0 | 26,738 | 0 | 61,797 |

Table 6
Milpitas Transit Area Specific Plan
Proposed Development Densities - March 2006
Revised Preferred Plan

| | | | Preferred Alternative Plan Gross Sq. Ft. High Estimate | | | 3/1/2006 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Bart Station Area | Great Mall/Montague | Great Mall/Retail | Montague Trade Zone | Piper/Montague | TOTAL |
| | | Low | | | | | | 0 |
| | | High | | | | | | 0 |
| Light Industrial | | rwcs | 0 | 0 | 0 | 0 | 0 | 0 |
| | | Low | | | | | | 879 |
| | | High | | | | | | 879 |
| Schools | | rwcs | 0 | 0 | 0 | 0 | 0 | 879 |
| | | Low | 860 | 0 | 2,241 | 1,979 | 1,439 | 6,519 |
| | | High | 1,420 | 0 | 2,944 | 3,059 | 2,025 | 9,448 |
| Total Res. Units | | rwcs | 1,026 | 0 | 2,333 | 2,267 | 1,559 | 7,185 |
| | | Low | 130,701 | 38,954 | 758,305 | 341,791 | 89,136 | 1,343,887 |
| | | High | 241,948 | 38,954 | 1,003,888 | 531,797 | 165,251 | 1,981,838 |
| Total Non Res sf | | rwcs | 167,692 | 35,059 | 792,987 | 393,115 | 114,474 | 1,496,576 |
| Parks/Plazas | | | 114,563 | 596,336 | | 359,806 | 182,516 | 1,253,221 |
| Landscaped areas | | | 266,587 | 491,357 | | 193,842 | 269,636 | 1,221,422 |

**Table 2-S**
**Sewer Flow Factors**

| Proposed Land Use | Weekend Flow Factor | Weekday Flow Factor | Comments |
|---|---|---|---|
| **Residential** | **gpd/du** | | |
| VHD Transit Oriented Res | 243 | 230 | Assumes 2.7 residents per dwelling unit and 90 gallons/capita/day weekend (85 gallons/capita/day weekday) per page 3-9 of the 2004 Sewer Master Plan Update |
| VHD Transit Oriented Res w/Bonus | 243 | 230 | |
| High Density Transit Oriented | 243 | 230 | |
| Medium Density Transit Oriented | 243 | 230 | |
| Blvd High Density Mixed Use Residential | 243 | 230 | |
| **Non-Residential** | **gpd/ksf** | | |
| Blvd High Density Mixed Use Retail | 46 | 46 | Based upon Mixed Use -TOD BWF factor of 2000 gpd/acre per page 3-9 of the 2004 Sewer Master Plan update. Converted to gpd/ksf by (2000 gpd/acre) * (acre/43560 sq ft) * 1/(FAR) where FAR = 1.0 |
| Blvd High Density Mixed Use Office | 46 | 46 | Based upon Mixed Use -TOD BWF factor of 2000 gpd/acre per page 3-9 of the 2004 Sewer Master Plan update. Converted to gpd/ksf by (2000 gpd/acre) * (acre/43560 sq ft) * 1/(FAR) where FAR = 1.0 |
| Retail | 46 | 46 | Based upon CMRL-TOD BWF factor of 3000 gpd/acre per page 3-9 of the 2004 Sewer Master Plan update. Converted to gpd/ksf by (3000 gpd/acre) * (acre/43560 sq ft) * 1/(FAR) where FAR = 1.5 |
| Light Industry | 23 | 57 | Based upon INDP BWF factors of 1000 gpd/acre (weekday) and 400 gpd/acre (weekend) per page 3 3 of the 2004 Sewer Master Plan Update. Weekday BWF = 1000 gpd/acre converted to gpd/ksf by (1000 gpd/acre) * (acre/43560 sq ft) * 1/(FAR) where FAR = .4 |
| Parks/Plazas | 0 | 0 | Assumes minimal sewage generation |
| Landscape Areas | 0 | 0 | Assumes minimal sewage generation |
| **Schools** | **gpd/person** | | |
| Schools | 10 | 10 | per page 3-3 of the 2004 Sewer Master Plan Update |
| **Hotel** | **gpd/room** | | |
| Hotel | 160 | 200 | 100 gpd per person per page 3-3 of 2004 Sewer Master Plan. Assumes 2 persons per room as suggested by RMC, 100% occupancy weekday and 80% occupancy weekend. |

**Table 3-S**
**Preferred Alternative Plan High Estimates (gallons/day)**

| Proposed Land Use | | Weekend (gpd) | Weekday (gpd) | Comments |
|---|---|---|---|---|
| Very High Density Transit Oriented Residential | | 511,029 | 483,690 | Assumes 40 du / acre |
| Very High Density Transit Oriented with Transit Density Overlay | | 0 | 0 | Assumes 40 du / acre |
| High Density Transit Oriented | | 700,083 | 662,630 | Assumes 40 du / acre |
| Medium Density Residential | | 243,972 | 230,920 | Assumes 30 du / acre |
| BLVD Very High Density Mixed Use Residential | VHD | 259,038 | 245,180 | Assumes 40 du / acre and 60% residential use in mixed use areas |
| | VHD w/ Bonus | 0 | 0 | |
| BLVD VHD Mixed Use Retail | Retail | 1,556 | 1,556 | Assumes 5% retail in mixed use area. FAR =.35 |
| | Retail w/ Bonus | 0 | 0 | |
| BLVD VHD Mixed Use Office | Office | 46,693 | 46,693 | Assumes 35% Office use in mixed use area. FAR = 1.5 |
| | Office w/ Bonus | 0 | 0 | Assumes 35% Office use in mixed use area. FAR of 1.5 |
| Retail | | 25,394 | 25,394 | Assumes 20 sq. ft. retail for every 100 sq. ft. of residential development in Great Mall/Montague area. All other areas assume FAR of .35 |
| Light Industrial | | 0 | 0 | |
| Parks/Plazas | | 0 | 0 | Assumes minimal sewage generation |
| Landscape Areas | | 0 | 0 | Assumes minimal sewage generation |
| Hotel | | 68,800 | 86,000 | Assumes 430 Hotel Rooms |
| Schools | | 7,310 | 7,310 | Assumes 731 new students |
| Base Flows | | 324,997 | 328,477 | |
| **Total** | | **2,188,872** | **2,117,850** | |

* Estimates are results of multiplying Table 1-S and Table 2-S,

**Table 4-S**
**Preferred Alternative Plan Low Estimates (gallons/day)**

| Proposed Land Use | | Weekend (gpd) | Weekday (gpd) | Comments |
|---|---|---|---|---|
| #VALUE! | | 395,604 | 374,440 | Assumes 31 du / acre |
| Very High Density Transit Oriented with Transit Density Overlay | | 0 | 0 | Assumes 31 du / acre |
| High Density Transit Oriented (du) | | 542,619 | 513,590 | Assumes 31 du / acre |
| Medium Density Residential | | 170,829 | 161,690 | Assumes 21 units per acre |
| BLVD Very High Density Mixed Use Residential | VHD | 201,204 | 190,440 | Assumes 31 du / acre and 60% Residential use in mixed use areas |
| | VHD w/ Bonus | 0 | 0 | Assumes 31 du / per acre and 60% Residential use in mixed use areas |
| BLVD VHD Mixed Use Retail | Retail | 1,556 | 1,556 | Assumes 5% retail in mixed use area. FAR =.35 |
| | Retail w/ Bonus | 0 | 0 | Assumes 5% retail in mixed use area. FAR = .35 |
| BLVD VHD Mixed Use Office | Office | 31,129 | 31,129 | Assumes 35% Office use in mixed use area. FAR = 1.0 |
| | Office w/ Bonus | 0 | 0 | Assumes 35% Office use in mixed use area. FAR = 1.0 |
| Retail | | 19,529 | 19,529 | Assumes 20 sq. ft. retail for every 100 sq. ft. of residential development in Great Mall/Montague Area. All other areas assume FAR of .35 |
| Light Industrial | | 0 | 0 | |
| Parks/Plazas | | 0 | 0 | Assumes minimal sewage generation |
| Landscape Areas | | 0 | 0 | Assumes minimal sewage generation |
| Hotel | | 56,000 | 70,000 | Assumes 350 hotel rooms |
| Schools | | 7,310 | 7,310 | Assumes 731 new students |
| Base Flows | | 324,997 | 328,477 | |
| **Total** | | **1,750,777** | **1,698,161** | |

* Estimates are results of multiplying Table 1-S and Table 2-S

**Table 6-S**
**Revised Preferred Plan High Estimates (gallons/day)**

| Proposed Land Use | | Weekend (gpd) | Weekday (gpd) | Comments |
|---|---|---|---|---|
| Very High Density Transit Oriented Residential | | 477,252 | 451,720 | Assumes 60 units / acre |
| Very High Density Transit Oriented with Transit Density Overlay | | 361,098 | 341,780 | Assumes 75 units / acre |
| High Density Transit Oriented (du) | | 1,025,460 | 970,600 | Assumes 40 Units / acre |
| Medium Density Residential | | 0 | 0 | Assumes 30 units / acre |
| BLVD Very High Density Mixed Use Residential | VHD | 216,999 | 205,390 | Assumes 60 units per acre and 60% residential use in mixed use areas |
| | VHD w/ Bonus | 215,055 | 203,550 | Assumes 60% residential use in mixed use areas and 75 units/acre |
| BLVD VHD Mixed Use Retail | Retail | 868 | 868 | Assumes 5% retail in mixed use area. FAR =.35 |
| | Retail w/ Bonus | 861 | 861 | Assumes 5% retail in mixed use area. FAR = .44 |
| BLVD VHD Mixed Use Office | Office | 26,038 | 26,038 | Assumes 35% Office use in mixed use area. FAR = 1.5 |
| | Office w/ Bonus | 25,819 | 25,819 | Assumes 35% Office use in mixed use area. FAR of 1.88 |
| Retail | | 27,537 | 27,537 | Assumes 20 sq. ft. retail for every 100 sq. ft. of residential development in Great Mall/Montague area. All other areas assumes FAR = .35 |
| Light Industrial | | 0 | 0 | |
| Parks/Plazas | | 0 | 0 | Assumes minimal sewage generation |
| Landscape Areas | | 0 | 0 | Assumes minimal sewage generation |
| Hotel | | 68,800 | 86,000 | Assumes 430 hotel rooms |
| Schools | | 8,790 | 8,790 | Assumes 879 new students |
| Base Flows | | 324,997 | 328,477 | |
| **Total** | | **2,779,573** | **2,677,429** | |

* Estimates are results of multiplying Table 1-S and Table 2-S

**Table 7-S**
**Revised Preferred Plan Low Estimates (gallons/day)**

| Proposed Land Use | | Weekend (gpd) | Weekday (gpd) | Comments |
|---|---|---|---|---|
| Very High Density Transit Oriented Residential | | 326,106 | 308,660 | Assumes 41 du / acre |
| Very High Density Transit Oriented with Transit Density Overlay | | 197,802 | 187,220 | Assumes 41 du / acre |
| High Density Transit Oriented (du) | | 794,610 | 752,100 | Assumes 31 du / acre |
| Medium Density Residential | | 0 | 0 | Assumes 21 du / acre |
| BLVD Very High Density Mixed Use Residential | VHD | 148,230 | 140,300 | Assumes 41 du / acre and 60% Residential use in mixed use areas |
| | VHD w/ Bonus | 117,369 | 111,090 | Assumes 41 du / acre and 60% Residential use in mixed use areas |
| BLVD VHD Mixed Use Retail | Retail | 868 | 868 | Assumes 5% retail in mixed use area. FAR =.35 |
| | Retail w/ Bonus | 688 | 688 | Assumes 5% retail in mixed use area. FAR = .35 |
| BLVD VHD Mixed Use Office | Office | 17,359 | 17,359 | Assumes 35% Office use in mixed use area. FAR = 1.0 |
| | Office w/ Bonus | 13,770 | 13,770 | Assumes 35% Office use in mixed use area. FAR = 1.0 |
| Retail | | 21,671 | 21,671 | Assumes 20 sq. ft. retail for every 100 sq. ft. of residential development in Great Mall/Montague Area. All other areas assume FAR of .35 |
| Light Industrial | | 0 | 0 | |
| Parks/Plazas | | 0 | 0 | Assumes minimal sewage generation |
| Landscape Areas | | 0 | 0 | Assumes minimal sewage generation |
| Hotel | | 56,000 | 70,000 | Assumes 350 hotel rooms |
| Schools | | 8,790 | 8,790 | Assumes 879 new students |
| Base Flows | | 324,997 | 328,477 | |
| **Total** | | **2,028,261** | **1,960,994** | |

* Estimates are results of multiplying Table 1-S and Table 2-S

**Table 8-S**
**Revised Preferred Plan Reasonable Worst Case Scenario (RWCS) (gallons/day)**

| Proposed Land Use | | Weekend (gpd) | Weekday (gpd) |
|---|---|---|---|
| Very High Density Transit Oriented Residential | | 361,511 | 342,171 |
| Very High Density Transit Oriented with Transit Density Overlay | | 251,505 | 238,050 |
| High Density Transit Oriented | | 819,032 | 775,215 |
| Medium Density Residential | | 0 | 0 |
| BLVD Very High Density Mixed Use Residential | VHD | 164,353 | 155,561 |
| | VHD w/ Bonus | 149,591 | 141,588 |
| BLVD VHD Mixed Use Non-Res (sq. ft.) | Retail | 781 | 781 |
| | Retail w/ Bonus | 697 | 697 |
| | Office | 19,528 | 19,528 |
| | Office w/ Bonus | 17,815 | 17,815 |
| Retail | | 22,144 | 22,144 |
| Light Industrial | | 0 | 0 |
| Parks/Plazas | | 0 | 0 |
| Landscape Areas | | 0 | 0 |
| Hotel | | 56,160 | 70,200 |
| Schools | | 8,790 | 8,790 |
| Base Flows | | 324,997 | 328,477 |
| **Total** | | **2,196,904** | **2,121,017** |

* Assumes development will occur at 90% of high-low midpoint.

**Table 1-W**
**Base Data Assumptions [(a)] [(b)]**

| Proposed Land Use | | Density Option | Preferred Alternative Plan | Revised Preferred Plan | Comments |
|---|---|---|---|---|---|
| **Residential (# of Dwelling Units)** | | | | | |
| Very High Density Transit Oriented Residential | | low | 1,628 | 1,342 | Assumes 31-60 du / acre |
| | | high | 2,103 | 1,964 | |
| | | rwcs | 1,679 | 1,488 | |
| Very High Density Transit Oriented with Transit Density Overlay | | Low | 0 | 814 | Assumes 31-75 du / acre. |
| | | High | 0 | 1,486 | |
| | | rwcs | 0 | 1,035 | |
| High Density Transit Oriented | | low | 2,233 | 3,270 | Assumes 31-40 du / acre |
| | | high | 2,881 | 4,220 | |
| | | rwcs | 2,301 | 3,371 | |
| Medium Density Residential | | low | 703 | 0 | Assumes 21-30 du / acre |
| | | high | 1,004 | 0 | |
| | | rwcs | 768 | 0 | |
| BLVD Very High Density Mixed Use Residential | VHD | low | 828 | 610 | Assumes density of 31-60 du / acre and 60% residential development in mixed use areas |
| | | high | 1,066 | 893 | |
| | | rwcs | 852 | 676 | |
| | VHD w/ Density Bonus | low | 0 | 483 | Assumes 31-75 du/acre and 60% residential use in mxd use areas |
| | | high | 0 | 885 | |
| | | rwcs | 0 | 616 | |
| **Non-Residential (Square Feet)** | | | | | |
| BLVD VHD Mixed Use - Office | Office | low | 677,985 | 378,072 | Assumes 35% office use in mixed use areas. FAR = 1.0 to 1.5. |
| | | high | 1,016,977 | 567,107 | |
| | | rwcs | 762,733 | 425,331 | |
| | Office w/ Density Bonus | low | 0 | 299,913 | Assumes 35% office use in mixed use areas. FAR = 1.0 - 1.88. |
| | | high | 0 | 562,337 | |
| | | rwcs | 0 | 388,013 | |
| BLVD VHD Mixed Use - Retail | Retail | low | 33,899 | 18,904 | Assumes 5% retail use in mixed use areas. FAR = .35. |
| | | high | 33,899 | 18,904 | |
| | | rwcs | 30,509 | 17,014 | |
| | Retail w/ Density Bonus | low | 0 | 14,995 | Assumes 5% retail use in mixed use areas. FAR = .35 to .44 |
| | | high | 0 | 18,744 | |
| | | rwcs | 0 | 15,183 | |
| Retail | | low | 68,663 | 68,663 | |
| | | high | 68,663 | 68,663 | |
| | | rwcs | 61,797 | 61,797 | |
| Light Industrial | | low | 0 | 0 | |
| | | high | 0 | 0 | |
| | | rwcs | 0 | 0 | |
| Parks/Plazas | | | 1,253,221 | 1,253,221 | |
| Landscape Areas | | | 1,221,422 | 1,221,422 | |
| Hotel (# of Rooms) | | | | | |
| Hotel | | low | 350 | 350 | Assume 1 hotel unit per 500 square feet |
| | | high | 430 | 430 | |
| | | rwcs | 351 | 351 | |
| Schools (# of new students) | | | | | |
| Schools | | rwcs | 731 | 879 | |
| Base Demand (gpd) | | | | | |
| Base Demand | | | 402,168 | 402,168 | |
| | | | | | |

(a) Based upon development data provided by Dyett & Bhatia 3/3/06.

[b] Residential estimates equal number of dwelling units, non residential estimates equal gross square feet floor area.

**Table 2-W**
**Water Flow Factors**
**(gpd/acre or gallons/dwelling unit)**

| Proposed Land Use | Flow Factor | Comments |
|---|---|---|
| **Residential** | **(gpd/du)** | |
| VHD Transit Oriented Res | 243 | Per page 3-7 of 2002 water master plan 14580 gpd/acre assumes 60 units per acre |
| VHD Transit Oriented Res w/ Bonus | 243 | |
| High Density Transit Oriented | 243 | Based upon MFV WUF of 9720 gpd/acre per page 3-7 of the 2002 Water Master Plan. Assumes 40 units per acre |
| Medium Density Transit Oriented | 243 | |
| High Density Transit Oriented Residential (gallons/dwelling unit) | 243 | |
| Blvd High Density Mixed Use and Blvd High Density Mixed Use with Transit Density Overlay Residential | 243 | Per page 3-7 of 2002 water master plan 14580 gpd/acre assumes 60 units per acre |
| Non-Residential | (gpd/ksf) | |
| Retail Commercial | 120 | Applied CMRL WUF of 120 gpd/ksf.(a) |
| Blvd High Density Mixed Use Office and Blvd High Density Mixed Use Office with Transit Density Overlay | 120 | Applied CMRL WUF of 120 gpd/ksf.(a) |
| Light Industry | 50 | per page 3-7 of 2002 Water Master Plan |
| Parks & Landscape Areas | 65 | per page 3-7 of 2002 Water Master Plan. Converted to gpd/ksf by multiplying (gpd/acre) * (FAR/10) |
| **Hotel** | **gpd/room** | |
| Hotel | 200 | Assumes 100 gpd per person, two persons per unit |
| **Schools** | **gpd/student** | |
| Schools | 10 | |

(a) The CMRL WUF serves as baseline for calculating the non-residential component of Future Land Use Categories listed in table 3-1 page 3-7 of the 2002 Water Master Plan. For example the CMRL_OO factor of 7,200 gpd is calculated by GMRL WUF * (CMRL-OO FAR/CMRL FAR) or 2400 gpd/acre * (1.5/.5)

**Table 3-W**
**Flow Projections High Estimates (gallons/day)**

| Proposed Land Use | | Preferred Alt Plan (gpd) | Revised Preferred Plan (gpd) | Comments |
|---|---|---|---|---|
| Very High Density Transit Oriented Residential | | 511,029 | 477,252 | Preferred Alt. Plan assumes 40 du/acre. Revised Preferred Plan assumes 60 du/acre |
| Very High Density Transit Oriented with Transit Density Overlay | | 0 | 361,098 | Preferred Alt. Plan assumes 40 du/acre. Revised Preferred Plan assumes 75 du/acre |
| High Density Transit Oriented (b) | | 700,083 | 1,025,460 | Assumes 40 du/acre |
| Med Density Residential | | 243,972 | 0 | Assumes 30 du/acre |
| BLVD Very High Density Mixed Use Residential | VHD | 259,038 | 216,999 | Preferred Alt. Plan assumes 40 du/acre. Revised Preferred Plan assumes 60 du/acre. Assumes 60% residential development in mixed use area |
| | VHD w/ Bonus | 0 | 215,055 | Preferred Alt. Plan assumes 40 du/acre. Revised Preferred Plan assumes 75 du/acre. Assumes 60% residential development in mixed use area |
| BLVD VHD Mixed Use Office | Office | 122,037 | 68,053 | Assumes 35% Office in Mixed Use area. FAR = 1.5 |
| | Office with Bonus | 0 | 67,480 | Assumes 35% Office in Mixed Use area. FAR = 1.88 |
| BLVD VHD Mixed Use Retail | Retail | 4,068 | 2,268 | Assumes 5% Retail in Mixed Use area. FAR = .35 |
| | Retail w/ Bonus | 0 | 2,249 | Assumes 5% Retail in Mixed Use area. FAR = .44 |
| Retail | | 8,240 | 8,240 | Assumes 20 sq. ft. retail for every 100 sq. ft. of residential development in Great Mall/Montague Area. Assumes FAR = .35 for dedicated retail parcels. |
| Hotel | | 86,000 | 86,000 | Assumes 430 hotel units |
| Light Industrial | | 0 | 0 | |
| Schools | | 7,310 | 8,790 | Assumes 731 new students under Preferred Alt. Plan and 879 Students under the Revised Preferred Plan |
| Parks/Plazas | | 62,661 | 62,661 | |
| Landscape Areas | | 61,071 | 61,071 | |
| Base Flows | | 402,168 | 402,168 | |
| **Total** | | **2,467,677** | **3,064,845** | |

Estimates are results of multiplying Table 1-S and Table 2-S, SF were converted to acres using 43560 s.f. = 1 acre

**Table 4-W**
**Flow Projections Low Estimates (gallons/day)**

| Proposed Land Use | | Preferred Alt Plan (gpd) | Revised Preferred Plan (gpd) | Comments |
|---|---|---|---|---|
| Very High Density Transit Oriented Residential | | 395,604 | 326,106 | Revised Preferred Plan assumes 31 du / acre, Preferred Alt Plan assumes 41 du / acre |
| Very High Density Transit Oriented with Transit Density Overlay | | 0 | 197,802 | Revised Preferred Plan assumes 31 du / acre. Preferred Alt Plan assumes 41 du / acre. |
| High Density Transit Oriented (b) | | 542,619 | 794,610 | Assumes 31 du / acre |
| Med Density Residential | | 170,829 | 0 | Assumes 21 du / acre |
| BLVD Very High Density Mixed Use Residential | VHD | 201,204 | 148,230 | Revised Preferred Plan assumes 31 du / acre. Preferred Alt Plan assumes 41 du / acre. Assumes 60% Residential in mixed use areas |
| | VHD w/ Bonus | 0 | 117,369 | |
| BLVD VHD Mixed Use Office | Office | 81,358 | 45,369 | Assumes 35% Office in Mixed Use area. FAR = 1.0 |
| | Office with Bonus | 0 | 35,990 | Assumes 35% Office in Mixed Use area. FAR = 1.0 |
| BLVD VHD Mixed Use Retail | Retail | 4,068 | 2,268 | Assumes 5% Retail in Mixed Use area. FAR = .35 |
| | Retail w/ Bonus | 0 | 1,799 | Assumes 5% Retail in Mixed Use area. FAR = .35 |
| Retail | | 8,240 | 8,240 | Assumes 20 sq. ft. retail for every 100 sq. ft. of residential development in Great Mall/Montague Area. Assumes FAR = .35 for designated as Retail. |
| Light Industrial | | 0 | 0 | |
| Parks/Plazas | | 62,661 | 62,661 | |
| Landscape Areas | | 61,071 | 61,071 | |
| Hotel | | 70,000 | 70,000 | Assumes 430 hotel units |
| Schools | | 7,310 | 8,790 | Assumes 731 new students under Preferred Alt. Plan and 879 Students under the Revised Preferred Plan |
| Base Flows | | 402,168 | 402,168 | |
| **Total** | | **2,007,132** | **2,282,473** | |

* Estimates are results of multiplying Table 1-S and Table 2-S,

**Table 5-W**
**Flow Projections Reasonable Worst Case Scenario* (RWCS) (gallons/day)**

| Proposed Land Use | | Preferred Alt Plan (gpd) | Revised Preferred Plan (gpd) |
|---|---|---|---|
| Very High Density Transit Oriented Residential | | 407,997 | 361,584 |
| Very High Density Transit Oriented with Transit Density Overlay | | 0 | 251,505 |
| High Density Transit Oriented (b) | | 559,143 | 819,153 |
| Med Density Residential | | 186,624 | 0 |
| BLVD Very High Density Mixed Use Residential | VHD | 207,036 | 164,268 |
| | VHD w/ Bonus | 0 | 149,688 |
| BLVD VHD Mixed Use Office | Office | 91,528 | 51,040 |
| | Office with Bonus | 0 | 46,562 |
| BLVD VHD Mixed Use Retail | Retail | 3,661 | 2,042 |
| | Retail w/ Bonus | 0 | 1,822 |
| Retail | | 7,416 | 7,416 |
| Hotel | | 70,200 | 70,200 |
| Light Industrial | | 0 | 0 |
| Schools | | 7,310 | 8,790 |
| Parks/Plazas | | 62,661 | 62,661 |
| Landscape Areas | | 61,071 | 61,071 |
| Base Flows | | 402,168 | 402,168 |
| **Total** | | 2,066,815 | 2,459,969 |

* Assumes development will occur at 90% of high-low midpoint.